

095.0

0006

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,591,000 / 1,591,000

1,591,000 / 1,591,000

1,591,000 / 1,591,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
206		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FULMER ANDREA J & SANDRA A

Owner 2: TRS/ BOSCHETTI FAMILY IRREVOCABLE

Owner 3: TRUST OF 206 CROSBY STREET

Street 1: 206 CROSBY ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 28,130 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Brick Veneer Exterior and 3150 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		28130		Sq. Ft.	Site		0	70.	0.50	4									984,550						984,600	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							28130.000		600,200		6,200		984,600		1,591,000							
Total Card							0.646		600,200		6,200		984,600		1,591,000		Entered Lot Size					
Total Parcel							0.646		600,200		6,200		984,600		1,591,000		Total Land:					
Source: Market Adj Cost																	Land Unit Type:					

PREVIOUS ASSESSMENT

Parcel ID										Parcel ID		095.0-0006-0002.A		PRINT	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time	Date	Time	
2020	101	FV	600,100	6200	28,130.	984,600	1,590,900	1,590,900	Year End Roll	12/18/2019			12/10/20	22:26:26	
2019	101	FV	470,200	6600	28,130.	984,600	1,461,400	1,461,400	Year End Roll	1/3/2019					
2018	101	FV	470,200	6600	28,130.	843,900	1,320,700	1,320,700	Year End Roll	12/20/2017					
2017	101	FV	470,200	6600	28,130.	787,600	1,264,400	1,264,400	Year End Roll	1/3/2017					
2016	101	FV	470,200	6600	28,130.	675,100	1,151,900	1,151,900	Year End	1/4/2016					
2015	101	FV	459,400	6800	28,130.	604,800	1,071,000	1,071,000	Year End Roll	12/11/2014					
2014	101	FV	459,400	6800	28,130.	559,800	1,026,000	1,026,000	Year End Roll	12/16/2013					
2013	101	FV	459,400	6800	28,130.	533,800	1,000,000	1,000,000		12/13/2012					

SALES INFORMATION

TAX DISTRICT										PAT ACCT.				ASR Map:				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes				Date	Result	By	Name
BOSCHETTI ANNE	73596-490	1	11/5/2019	Convenience		1		No	No						11/9/2018	MEAS&NOTICE	CC	Chris C
FULMER ANDREA J	69137-98		4/13/2017	Convenience		99		No	No						4/8/2009	Meas/Inspect	163	PATRIOT
BOSCHETTI ANTON	27063-332		2/13/1997	Family		99		No	No		Antonio E Boschetti dod 7/17/2011				11/17/1999	Inspected	264	PATRIOT
															11/9/1999	Mailer Sent		
															10/5/1999	Measured	263	PATRIOT
															12/1/1981		MS	

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name	Sign:	VERIFICATION OF VISIT NOT DATA	/	/	

